

# Park Row

The proactive estate agent



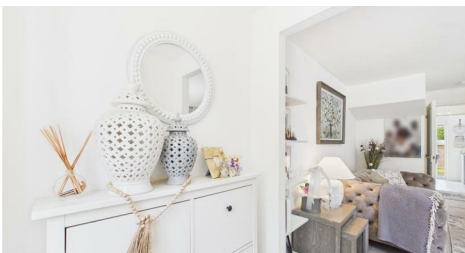
**Garden Village Avenue, Leeds, LS25 4FL**

**£270,000**



**\*\*SEMI-DETACHED TOWN HOME\*\*THREE BEDROOMS\*\*DOWNSTAIRS W/C\*\*ENCLOSED REAR GARDEN\*\*OFF ROAD PARKING\*\*EN-SUITE\*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!'**



FEDERATION  
OF INDEPENDENT  
AGENTS

## INTRODUCTION

Nestled in the charming area of Garden Village Avenue, Leeds, this delightful semi-detached town home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The home features a convenient downstairs w/c, adding to the practicality of everyday living. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. Additionally, the property boasts off-road parking for two vehicles, ensuring that parking is never a concern.

This semi-detached house is not only a comfortable living space but also a fantastic opportunity to enjoy the vibrant community of Leeds. With local amenities and transport links nearby, this property is well-situated for both work and leisure. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this home is sure to meet your needs. Don't miss the chance to make this lovely property your own.

## GROUND FLOOR ACOMMODATION

### ENTRANCE

Enter through a white composite door with two double glazed obscure windows within which leads into;

### PORCH

4'7" x 4'5" (1.41 x 1.36)



Central heating radiator and an open doorway which leads into;

## LOUNGE

12'6" x 13'10" (3.82 x 4.23)



Double glazed window to the front elevation, a central heating radiator, a door which leads into under-stairs storage space and a further internal door which leads into;



## HALLWAY

3'6" x 5'8" (1.08 x 1.74)



Stairs which lead up to the first floor accommodation and internal doors which lead into;

## W/C

5'10" x 4'8" (1.78 x 1.44)



Central heating radiator, pedestal hand basin with chrome taps over and tiled back splash plus a close-coupled w/c.

## KITCHEN/DINING ROOM

12'5" x 7'4" (3.80 x 2.24)



Double glazed window to the rear elevation, central heating radiator, white shaker style base and wall units, stainless steel drainer sink with chrome taps over, four ring gas hob with built-in extractor fan over, integrated oven, integrated fridge/freezer, space for seating and a double glazed double door which leads out to the rear garden.

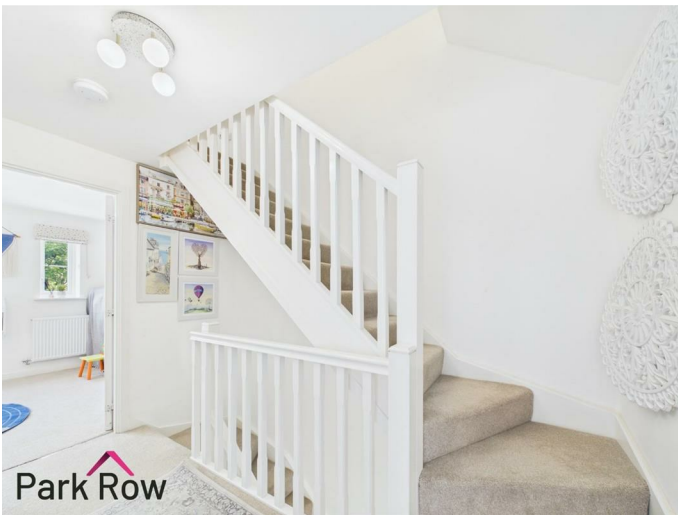




## FIRST FLOOR ACCOMMODATION

### LANDING

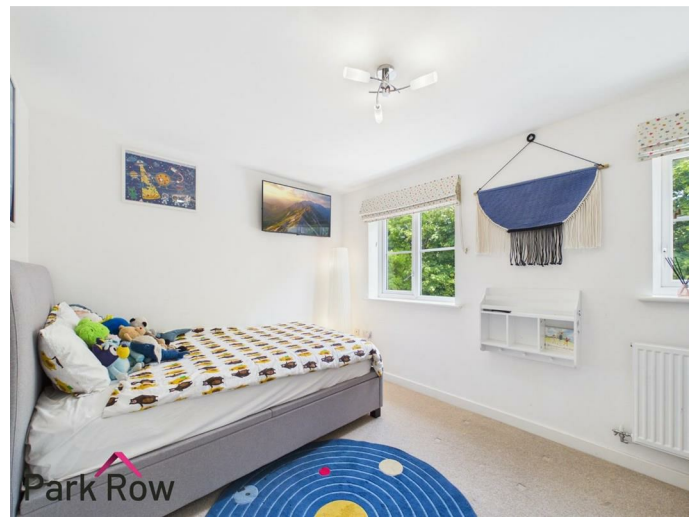
3'8" x 10'7" (1.14 x 3.24)



Stairs which lead up to the second floor accommodation and internal doors which lead into;

### BEDROOM TWO

12'6" x 8'11" (3.83 x 2.74)



Two double glazed windows to the front elevation, a central heating radiator and built in wardrobes.



### BEDROOM THREE

12'6" x 7'4" (3.82 x 2.26)



A double glazed window to the rear elevation and a central heating radiator.



### BATHROOM

5'6" x 6'10" (1.70 x 2.10)



Double glazed obscure window to the side elevation and includes; a pedestal hand basin with chrome taps over, a close coupled w/c, a panel bath with a mains shower over and a glass shower screen plus a central heating radiator.

### SECOND FLOOR ACCOMMODATION

#### LANDING

3'5" x 3'2" (1.06 x 0.98)

A door which leads into a storage cupboard and a further internal door which leads into;

#### BEDROOM ONE

9'1" x 15'5" (2.79 x 4.71)



Double glazed window to the front elevation, a central heating radiator, loft access and an internal door which leads into;



**EN-SUITE**  
9'1" x 7'6" (2.78 x 2.30)

**EXTERIOR**  
**FRONT**



Double glazed Velux window and includes; central heating radiator, hand basin with chrome taps over, close-coupled w/c, fully tiled mains shower with a glass shower screen and a cupboard with space for storage.

A paved pathway which leads to the entrance, hedging, borders filled with decorative stones, a tarmac driveway with space for parking and access into the rear garden.

## REAR



Accessed via the door in the kitchen/dining room or the gate at the front of the property where you will step out onto; paved area with space for seating, borders filled with mature flowers and trees, various planted trees, space and hard standing for a shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## AREIAL PHOTO



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained

from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

remains available. This is particularly important if you are travelling some distance to view the property.

## **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## **OPENING HOURS**

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133

## **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

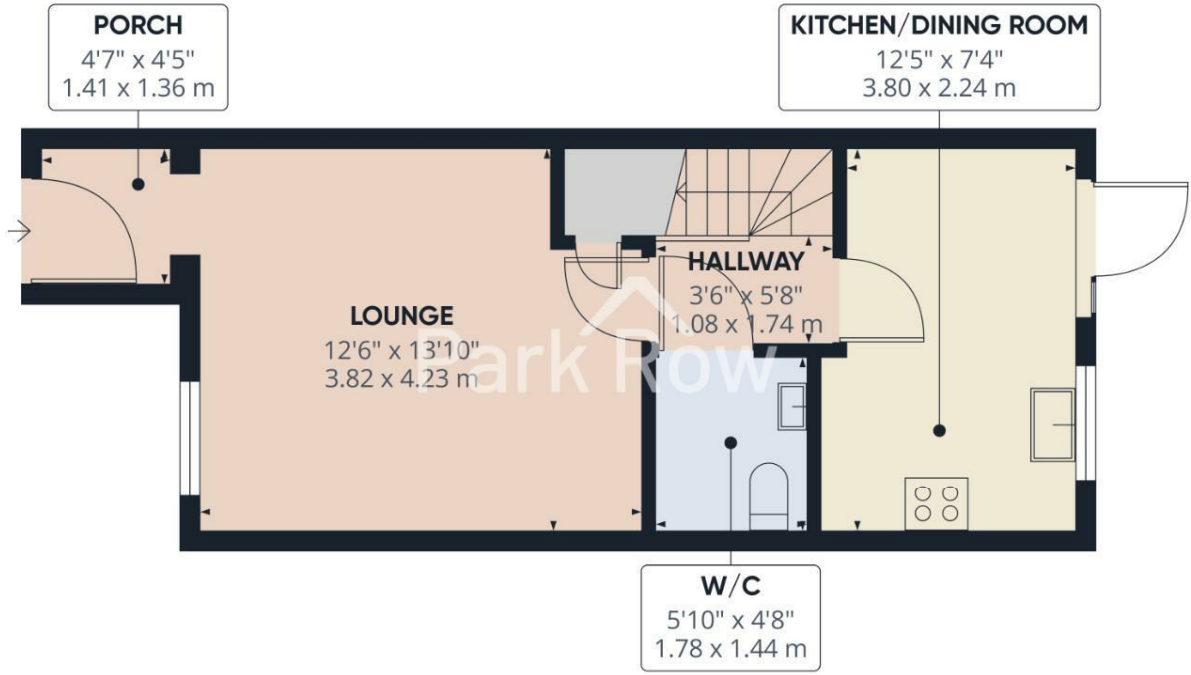
## **VIEWINGS**

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property



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Approximate total area<sup>(1)</sup>  
364 ft<sup>2</sup>  
33.8 m<sup>2</sup>

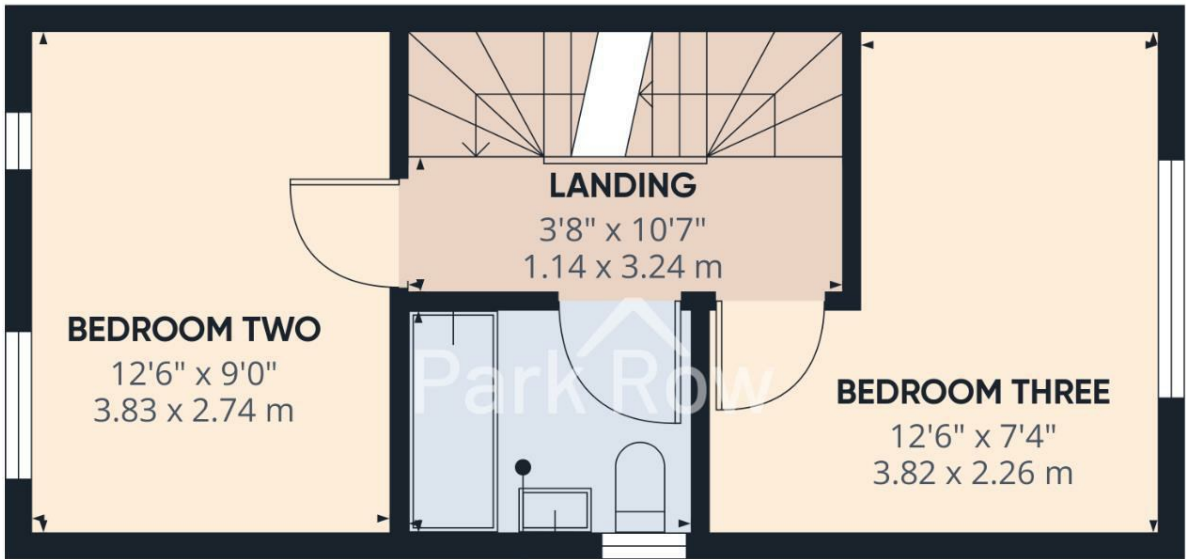
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



Approximate total area<sup>(1)</sup>  
305 ft<sup>2</sup>  
28.3 m<sup>2</sup>

(1) Excluding balconies and terraces

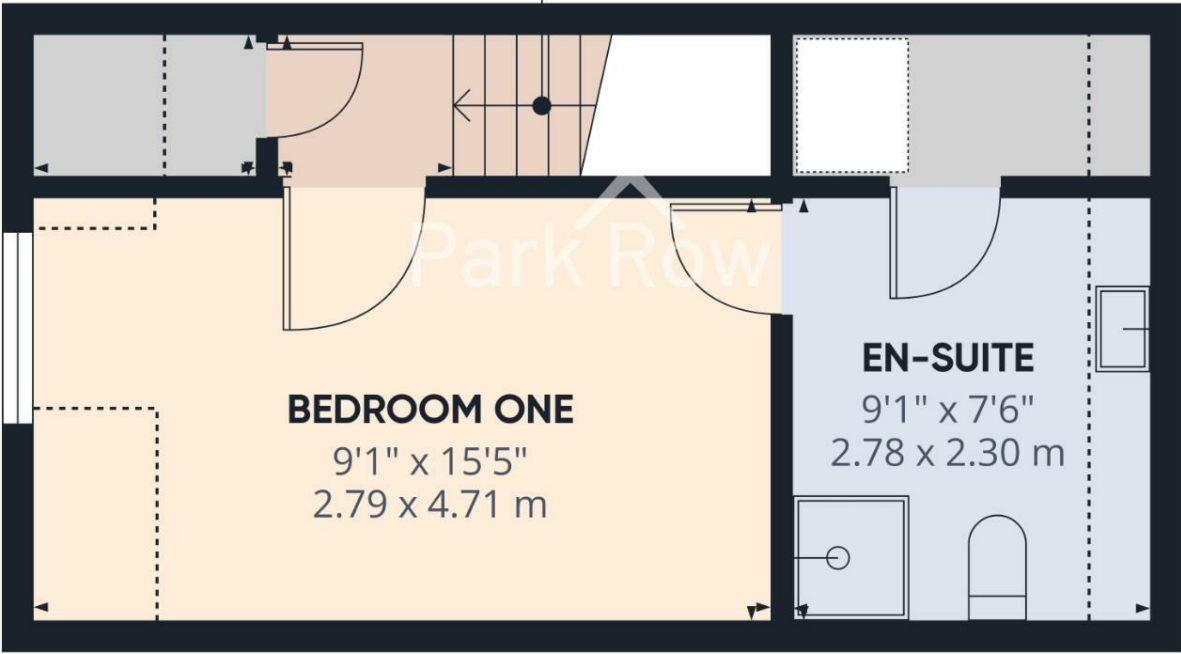
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GIRAFFE360



Floor 1

**LANDING**  
 3'2" x 3'5"  
 0.98 x 1.06 m



**BEDROOM ONE**  
 9'1" x 15'5"  
 2.79 x 4.71 m

**EN-SUITE**  
 9'1" x 7'6"  
 2.78 x 2.30 m

**Approximate total area<sup>(1)</sup>**  
 254 ft<sup>2</sup>  
 23.6 m<sup>2</sup>  
**Reduced headroom**  
 36 ft<sup>2</sup>  
 3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

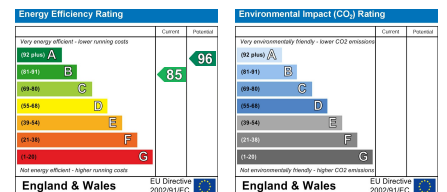
Floor 2





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